

INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

MATT FITZGERALD

BROKER OF RECORD

LIC NO. 938105-91 (WI)

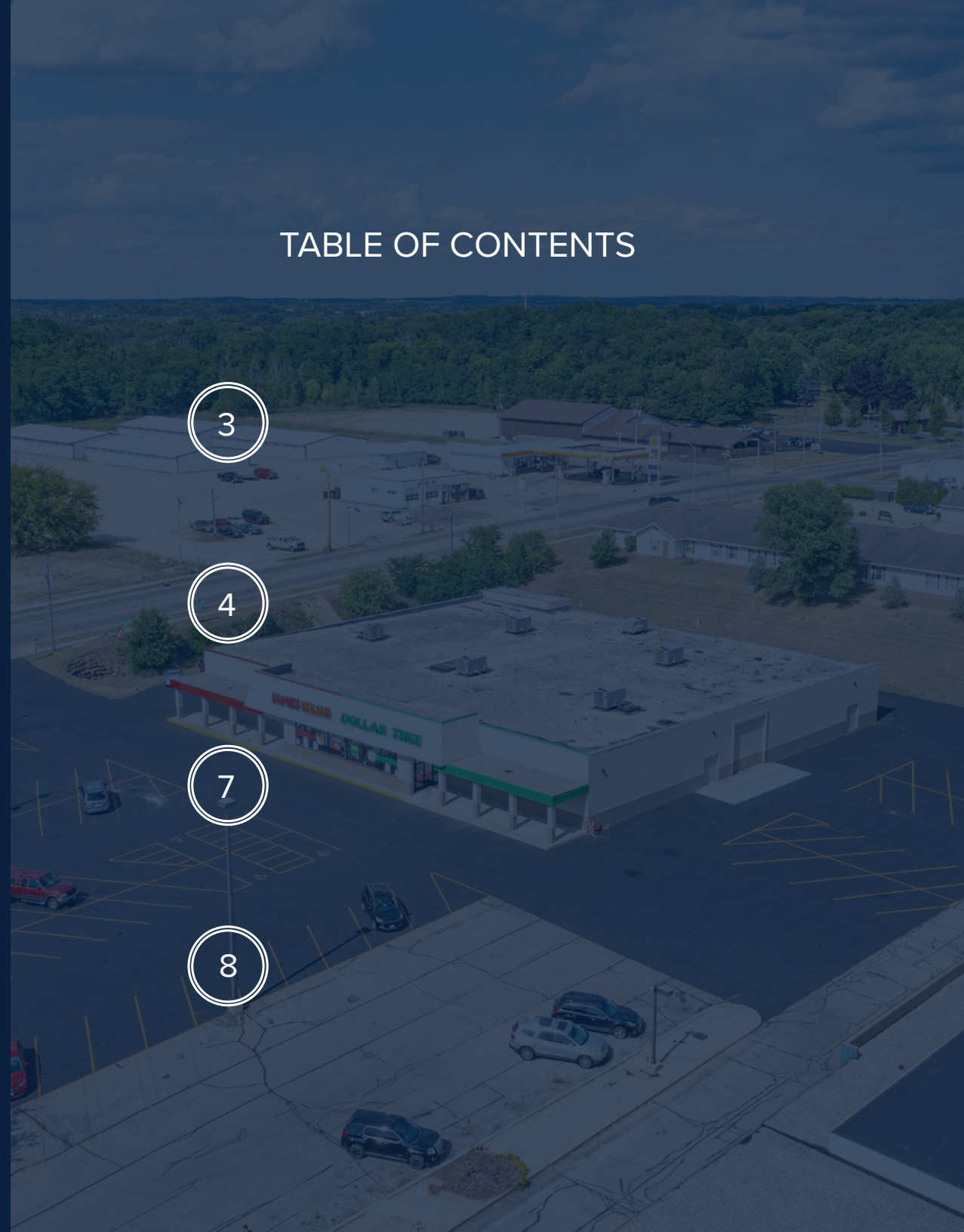
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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2023 retrofit construction for Family Dollar Tree
- Upgraded Brick construction
- 10-Year NN lease w/ limited landlord responsibilities
- Larger $\pm 20,928$ SF building which allows for a full concept of Family Dollar and Dollar Tree (Standard Built to suit model is condensed to 50% of each store inside)
- Extremely Rare Full Combo Concept – Family Dollar / Dollar Tree only utilizes this concept in select markets that display strong economics and above average proforma sales
- Berlin is located 15 miles West of Oshkosh and 40 miles Southwest of Appleton
- 10-Mile Population of $\pm 17,069$ Residents
- Local national tenants include Walmart Supercenter, O'Reilly Auto Parts, Tractor Supply, Ace Hardware, McDonald's, Kwik Trip and more
- Extremely strong corporately guaranteed lease
- Five, 5-Year Options with rent increases of \$10,464 (\$0.50 PSF)
- Average household income of \$75,297 (considered to be Dollar Tree's "sweet-spot")

TENANT

- Family Dollar Tree Combo stores have proven 20% higher sales volume than non-co-branded stores
- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability



FINANCIAL OVERVIEW



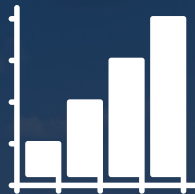
\$1,833,109

LIST PRICE



\$125,568

NOI



6.85%

CAP RATE

BUILDING INFO

[Redacted Address]	
Address	758 Broadway St Berlin, WI 54973
List Price	\$1,833,109
GLA	±20,928 SF
Cap Rate	6.85%
Year Built	2023
Lot Size	±2.3 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	5/15/2023
Lease Expiration Date	5/31/2033
Term Remaining on Lease	±10 Years
Increase	\$0.50 Per SF in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current -3/31/2028	\$10,464	\$125,568	-	6.85%
Option 1	\$11,336	\$136,032	\$0.50	7.42%
Option 2	\$12,208	\$146,496	\$0.50	7.99%
Option 3	\$13,080	\$156,960	\$0.50	8.56%
Option 4	\$13,952	\$167,424	\$0.50	9.13%
Option 5	\$14,824	\$177,888	\$0.50	9.70%

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 550-0277



BERLIN MEMORIAL HOSPITAL
± 130 BEDS

BERLIN HIGH SCHOOL
± 911 STUDENTS

Walmart
Supercenter

Farmers & Merchants Bank
Where Family is our Foundation

O'Reilly
AUTO PARTS

Patriot Place

BROADWAY ST ± 7,000 VPD

verizon

FAMILY DOLLAR **DOLLAR TREE**

TSC TRACTOR SUPPLY CO
WEST SIDE GM
Berlin

ACE
Hardware

BOYS & GIRLS CLUB
OF THE TRI-COUNTY AREA

RM
WISCONSIN MOCASSIN
BERLIN, WISCONSIN

Fortifi Bank
Growin' Wisconsin

The Dandelion Farm

Dominos
Pizzeria

McDonald's

RIVERSIDE
COFFEE CO.

NAPA

JEFF'S
"on the Square"
Berlin, Wisconsin

Baked
Cakes to Order

The Pie Shack
A little slice of heaven

Super 8

Ripon Athletic
USA

GENERAC
MOBILE

SUBWAY

GRIZZLY
FITNESS

WS

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$28.3B

2023 REVENUE



1959

FOUNDED

AREA OVERVIEW

BERLIN, WI

Berlin, Wisconsin, is situated in the picturesque Green Lake County and boasts a rich history that makes it a charming and captivating destination. The city's has a population of approximately 5,500 residents, which creates a warm and friendly community, and a high standard of living. Berlin's diverse economy includes thriving industries such as manufacturing, healthcare, and agriculture, making it an ideal location to live and work. The city has several reputable higher education institutions, including Berlin High School and a Moraine Park Technical College satellite campus. Visitors to Berlin can explore the city's remarkable heritage by visiting its many historical landmarks, including the Berlin Heritage Museum and City Hall building. Outdoor enthusiasts will delight in the nearby parks and natural areas, which offer hiking, fishing, and camping opportunities. Berlin's commitment to safety and security has earned it a reputation as one of Wisconsin's safest cities. Berlin, Wisconsin is a truly exceptional location with something to offer everyone, making it an ideal place to live, work, or visit.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2028 Projection	6,428	7,254	17,231
2023 Estimate	6,347	7,182	17,069
2010 Census	6,555	7,510	17,705
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	2,650	2,987	6,846
2023 Estimate	2,617	2,958	6,776
2010 Census	2,712	3,104	7,022
Annual Growth 2023-2028	0.3%	0.2%	0.2%
INCOME	3-MILE	5-MILE	10-MILE
2023 Avg. Household Income	\$75,297	\$79,881	\$71,135



Source: flickr.com

REGIONAL MAP



GREEN BAY, WI

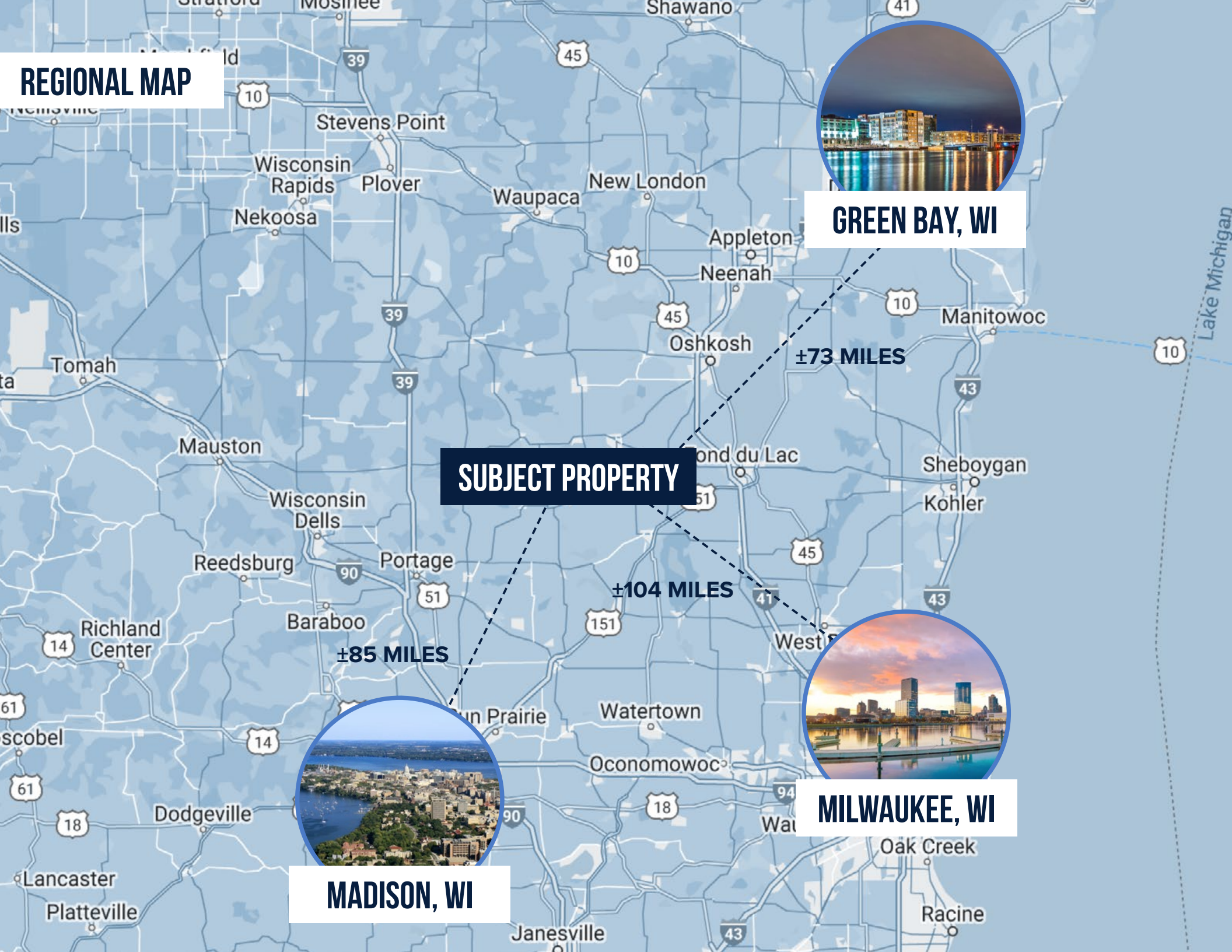
SUBJECT PROPERTY



MILWAUKEE, WI



MADISON, WI



GREEN BAY, WI

Green Bay is the third-largest city in the state of Wisconsin, the third-largest city on Lake Michigan's west shore, and the seat of Brown County. It is the principal city of the Green Bay Metropolitan Statistical Area, which is home to over 328,000 residents. Green Bay is an industrial city with several meatpacking plants, paper mills, and a port on Green Bay, an arm of Lake Michigan known locally as "the Bay of Green Bay". Green Bay's tourism industry supports approximately 9,000 tourism jobs. Brown County tourism generates around \$38 million in local taxes annually. Major attractions include Bay Beach Amusement Park, Bay Beach Wildlife Sanctuary, Green Bay Botanical Garden, Heritage Hill State Historical Park, and Lambeau Field, among many others. The most popular tourist attraction in Green Bay is the Green Bay Packers that have been playing home games at the legendary Lambeau Field since 1957. The city is also home to the University of Wisconsin–Green Bay, an affordable and sustainability-focused public university. With a cost of living 11% below the national average, a thriving economy, a variety of attractions, and a beautiful and convenient location, Green Bay is an ideal city for businesses and families alike.





MADISON, WI

Established on a narrow isthmus of land between Lake Mendota and Lake Monona in central Wisconsin, Madison is a city that blends urban sophistication, charm, and progressive thinking with natural beauty and small-town ease. As the capital of Wisconsin, Madison is the second largest city in the state, after Milwaukee, and consistently ranks as one of the best places to live, work and raise a family. Consequently, Madison is growing larger and becoming more diverse, dynamic, and cosmopolitan; The city is poised to add over 50 thousand residents in the coming future. For the past few decades, Madison has experienced steady economic advancement, making it less susceptible to recession. Established businesses and businesses looking to expand or grow have access to a variety of assistance programs offered by the city. Emerging industries are reshaping Madison's workforce, which has historically attracted many businesses due to the area's high level of education. Currently, the economy is evolving from a government base to a consumer services and high-tech base, with an emphasis on the health, biotech, and advertising fields. Underpinning the boom is the development of high-tech companies, many fostered by the University of Wisconsin – Madison working with local businesses and entrepreneurs. Near the central downtown area, the University of Wisconsin – Madison campus brings a college-town atmosphere to the city with its student body of over 43,800 students. With an ideal location along the shore of Lake Mendota, the university campus, like many city businesses and residences, enjoys attractive lake views as well as access to recreational opportunities such as fishing and boating.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **758 Broadway St, Berlin, WI 54923** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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